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**CITY OF WHEATLAND
AGENDA FOR THE REGULAR
PLANNING COMMISSION MEETING
NOVEMBER 16, 2010 6:30 P.M.
Wheatland Community Center
101 C Street, Wheatland, CA**

(Please keep cell phones turned off during the meeting)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact City Hall at (530) 633-2761 or (530) 633-9102 (fax). Requests must be made as early as possible and at least one-full business day before the start of the meeting.

1.0 OPENING MATTERS

- 1.1 Call to Order and Roll Call**
- 1.2 Pledge of Allegiance to the Flag**

2.0 PUBLIC COMMENTS

At this time, the public is permitted to address the Planning Commission on non-agendized items. COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES. In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The Commission may respond to statements made or questions asked, or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future Planning Commission agenda. The exceptions under which the Council MAY discuss and/or take action on items not appearing on the agenda are contained in Government Code §54954.2(b)(1)(2)(3).

3.0 CONSENT CALENDAR

- 3.1 Approval of the minutes from the special meeting on October 26, 2010.**

4.0 PUBLIC HEARING

- 4.1 Consideration for approval of the Mitigated Negative Declaration and Mitigation Monitoring Plan for the proposed Bishop's Pumpkin Farm project (Raney)**

Staff Recommendation:

- ☐ City staff requests that the Wheatland Planning Commission make the following recommendations to City Council:
 - Approval of the Mitigated Negative Declaration and Mitigation Monitoring Plan;
 - Adopt a Resolution approving the Annexation of 43.57 acres into the City of Wheatland;

- 1 - Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the front Counter at City Hall located at 111 C Street, Wheatland, CA during normal business hours.

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- Adopt an Ordinance approving the Prezone of the project site to AE-PD and adopting the PD Standards;
- Adopt an Ordinance authorizing the City Manager to enter into a Development Agreement.

5.0 REPORTS

6.0 ADJOURN